

QUEENSTOWN LAKES DISTRICT COUNCIL
PLAN CHANGE 50

IN THE MATTER
AND
IN THE MATTER

of the Resource Management Act 1991

Plan Change 50 to the Queenstown Lakes District Plan: Queenstown
Town Centre Zone Extension

PANEL OF COMMISSIONERS

Sir John Hansen (Chair)
Jane Taylor

CONFERCING JOINT STATEMENT TO THE PANEL OF COMMISSIONERS

DATED: 8 December 2014

INTRODUCTION

1. This signed joint statement is written in response to the Commissioners' request to conduct conferencing with the objective of **refining the provisions**, based on agreements that can be reached amongst the parties. At the conclusion of the conference, participants will prepare and sign a joint statement that includes:
 - the issues/matters on which the participants agree;
 - the issues/matters on which they do not agree, including the reasons for their disagreement.
2. This report relates to the conferencing topic of the provisions for the **Lakeview sub-zone**.
3. A conferencing meeting was held on **8 December 2014**.
4. The conferencing was chaired by S Kenderdine.
5. Participants were:
 - Paul Speedy, Queenstown Lakes District Council
 - John Kyle, Megan Justice Mitchell Partnerships Limited, on behalf of QLDC
 - Nigel Bryce, s42A report author for QLDC
 - Janette Campbell, legal Counsel for QLDC
 - Basil Walker (Isle Street sub-zone)
 - Phebe Darkin
 - Gillian Mcleod
 - Tai Ward Holmes
 - David Stringer
 - Alan Bunting (Isle Street sub-zone)
 - Graham Wilkinson
 - Brian Fitzpatrick & Rebecca Viale from Remarkables Jet
 - Preston Stevens
 - Lucy Bell – landowner and ratepayer
 - Doug Harrop
 - Julie Scott, Community Housing Trust

MATTERS DISCUSSED

Issue 1 – Scale and Staging

- a) Council did not propose any changes to the plan change to address scale and staging.
- b) No submitter had any specific wording requests to address this issue.
- c) Some submitters asked that various areas be deleted from the plan change to address other substantive issues (Ward-Holmes, Walker and Stringer re Lynch block, and Bunting re western Isle Street block).
- d) Council does not agree with those requests.
- e) Submitters (other than the Community Housing Trust) requested a reduced size of the plan change area.
- f) Council does not agree with those requests.
- g) Mr Wilkinson tabled a plan representing unnamed submitters not in attendance (attached). Mr Walker would agree to the plan with the deletion of the Lynch Block and the land in front of Lynch

block fronting Thompson Street, and removing any development from the James Clouston Reserve. The NZIA Southern Branch agreed with the plan in principle but wanted further detail about height and other controls. Mr Ward-Holmes would prefer the Lynch Block excluded but prefers this proposal to the Council's plan change. Mr Bunting does not agree with this plan because it upzones the western Isle Street block. Mrs Darkin does not agree with the proposal because of the impact on the James Clouston Memorial Reserve. Council did not agree with the proposal.

Issue 2 – Location of Convention Centre

- a) Council did not propose any changes to the plan change to address the location of the convention centre. It noted that a convention centre has the same status anywhere in the Lakeview sub-zone, although additional consents might be required (for example to relocate roads) if the convention centre were to be located on a smaller site.
- b) The New Zealand Institute of Architects Southern Branch requested that development (of buildings and urban spaces) be reviewed by the Urban Design Panel. Mr Kyle agreed that there is an opportunity to include an assessment matter for buildings in the Lakeview sub-zone that requires new development to be reviewed by the Urban Design Panel. Mr Kyle will discuss this further with the Council.
- c) A proposed location for the convention centre closer to the town centre was presented by Mr Wilkinson, and a letter of explanation tabled (attached).

Issue 3 – Traffic and Parking

There were no comments on the amendments proposed by Council to address traffic and parking.

Mr Walker was concerned that the specifics about car parking location were not included in the plan change. The Council explained that these issues are relevant to development proposals that may come from the plan change.

Issue 4 - Affordable Housing provided for at Lakeview sub-zone, including the provision of community housing.



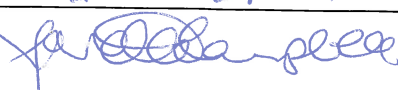
A number of submitters reiterated their evidence that the PC does not go far enough, notwithstanding the amendments to 10.10.2(i).

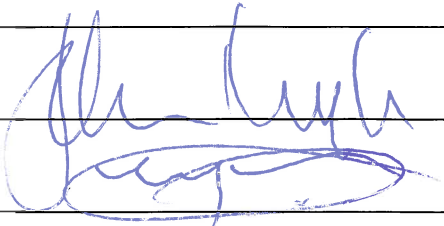
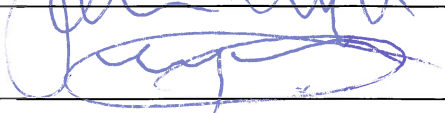

The Community Housing Trust requests that specific provision be made for Community Housing.

Issue- 5 – Height of 34 Brecon Street

A meeting may be held with Brecon Street Partnership (Mr Wilkinson) and his experts subject to the advice the Council receives from its experts. The purpose of the meeting will be to discuss the building height for 34 Brecon Street (meeting is likely to be 12 December 2014). The results of this meeting will be made available to the Commissioners.

DATE: 8 DECEMBER 2014

S Kerderdine (chairperson)	
Paul Speedy	
Janette Campbell	

John Kyle	
Nigel Bryce	
PIERRE DARRIN	P.P. Darrin
ALAN BOUTIN	A. Boutin
GUYMON WILSON	
Basil Walker	B.W. Walker
Lucy Bell	LUCY BELL.

Doug Harrop

DAVID STRINGER

TAI WARD-HOLMES

GILLIAN KACLED

D.K. Harrop

